From:	So Kim
Sent time:	08/15/2018 10:32:18 AM
To:	Ron Dragoo
Cc:	Elias Sassoon; Ara Mihranian
Subject:	FW: Tract 50666 # Final Map

From: Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
Sent: Wednesday, August 15, 2018 10:10 AM
To: Selim <Selim@sawayaeng.com>; 'Jill Martin' <jmartin@trumpnational.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Cc: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>
Subject: RE: Tract 50666 # Final Map

Hi everyone,

Below are our comments to the Revised Tract Map 50666 we received last Tuesday. Please note that I'm sending these prior to discussion with planning staff so they are subject to any additional comments they may have. I'll be out of the office tomorrow and Friday so please copy Zach and Pat on any revisions, questions or comments.

Selim, could you please also provide us with the list of APNs for the SC1 OTD in Fee lots? Thanks.

Karla V. Galvez, Attorney
California Coastal Commission
45 Fremont St., Ste 2000
San Francisco, CA 94105
T: (415) 904-5220

Comments to Revised Tract Map 50666

- SHEET 1:
  - Under Owner's Statement; reservation of Lot J: are there any CCC required easements or trails, etc. running through this lot? There are trails in the Trails & Amenities Plan that appear to be right on the boundary. Also the colored map you provided previously for both tracts showed 2 vertical trails going through Lot J but there is no label.
- SHEET 2:
  - 2nd paragraph: the CCC is not the recipient of the OTDs. Replace this note with the following: "The City of Rancho Palos Verdes, a California municipal corporation, as easement holder pursuant to the Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions recorded on December 19, 1997 as Instrument Number 97-1999962 of the Official Records, as amended, and the Certificate of Acceptance recorded on August ___, 2018 as Instrument Number _____ of the Official Records. The easements created thereby cannot be transferred, amended or modified without Coastal Commission approval."
  - 4th paragraph: the CCC is not the recipient of the OTDs. Replace this note with the following: "The City of Rancho Palos Verdes, a California municipal corporation, as fee title owner pursuant to the Irrevocable Offer to Dedicate Fee Title recorded on December 19, 1997 as Instrument Number 97-1999961 of the Official Records, as amended, and the Certificate of Acceptance recorded on August ___, 2018 as Instrument Number _____ of the Official Records. The restrictions created thereby cannot be amended or modified without Coastal Commission approval."
  - Penultimate paragraph: The Palos Verdes Properties, a partnership – should that be a "general partnership" "limited partnership" or something similar?
- SHEET 4:
  - ADD THE FOLLOWING NOTE: "Tract No. 50666 is restricted pursuant to Coastal Commission Permit No. A-5-RPV-93-005, as amended, and the Deed Restriction recorded on December 19, 1997 as Instrument Number 97-1999963 of the Official Records. The restrictions created thereby cannot be amended or modified without Coastal Commission approval."
  - EASEMENT NOTES:
    - Notes should be revised to reflect that the easements are per the OTD easement, not the OTD in Fee. Also the name of every trail, bikeway, or public access area created by the CCC easement OTD should be

identified in the notes on each relevant page and depicted on that sheet of the map, as they are in the Trail and Amenities Plan. You can use corresponding information from the trail plan, i.e. If the Trail Plan on page 9 shows the location of the West Portal Bikeway (identified as 4b on the trail plan), on the corresponding page of the TM, we should show the location and depiction of that that bikeway.

- Also, all CCC required trails and access ways need to be shown on the tract map but it appears some trails or portions of trails are missing, including:
  - Ocean Vista Trail and Ocean Vista Bikeway at the top of Lot A and Lot J
  - West Portal Trail & West Portal Bicycle Lane to the left of Lot J
  - Trail that runs through lot B which connects to the West Bluff Trail
  - Clubhouse Connector Trail
- As to the dimensions of the easement trails, references should be consistent (for example, in some places you refer to an easement as being of variable width in the note and elsewhere in the graphic you will state it's 6 feet in width.) We are OK with you not specifying the exact dimensions of each trail if that would be simpler.

- TOP RIGHT-HAND OF SHEET 4, LETTERED LOT DESIGNATIONS – Lot D should be moved into the second designation, as it is approved for a Fire Break use. Lot L is not referenced in the CDP special conditions so you can leave in the note that it is restricted to access and parking but delete the reference to the CDP and OTD as requiring it. Also note Lot L is also not listed in the chart on the bottom right of Sheet 4
- LOWER RIGHT HAND CORNER "RECORDATION INFORMATION": is this supposed to be a description of which documents transferred title? If so, the heading should be revised accordingly (something like "vesting recorded documents") and all lots accepted by COAs should also reference the OTD in Fee.

- All OTHER SHEETS:
  - same comments as above regarding the easement notes. All the sheets with keys C, C1, C2, referring to CCC trails, bikeways, etc., should have something identifying the name and location of the trail and a corresponding key letter and be consistent and refer to the OTD easement (not the OTD in Fee). Also on Sheet 6 and throughout, references to the CDP should not be to the amendment 21 only but rather to the original "CDP No. A-5-RPV-93-005, as amended" since the original and all of the amendments apply. Also, Sheet 10 identifies "6' pedestrian / handicap trail easement – see sheet 14". Instead of referring to Sheet 14, show the relevant info on this page too; same thing with the "Bicycle Trail Easement just below the last one discussed on sheet 10, identify these bicycle trails by cross referencing it in some way to the trail info both here and on sheet 14.

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Tuesday, August 07, 2018 8:22 AM
To: Rehm, Zach@Coastal; Galvez, Karla@Coastal; Sexton, Pat@Coastal
Cc: 'Jill Martin'
Subject: Tract 50666 # Final Map

Hi Zack,

Per your request, please find attached the Final Map of Tract 50666 for your review and comments.
Please let me know if you would need anything else.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320